



39 Avenue Road



# 39 Avenue Road

Walkford, BH23 5QH

£550,000

A well-presented three-bedroom detached bungalow situated on a sought-after road, offering bright and airy accommodation throughout. The property provides versatile living space ideal for a range of buyers, featuring a well-appointed kitchen and thoughtfully arranged rooms that create a comfortable and practical home environment. Externally, the property benefits from a beautifully landscaped, low-maintenance garden, perfect for relaxing or entertaining. Further advantages include a garage and a generous driveway providing parking for multiple vehicles. Ideally positioned within close proximity to the town centre, local amenities, Highcliffe Beach and excellent transport links, this attractive home offers both convenience and lifestyle appeal. The property is offered for sale with no forward chain, making it an excellent opportunity for buyers seeking a smooth and straightforward move.



**Entrance Porch**

**Hall**

**Lounge/Diner 20' 10" x 11' 9" (6.35m x 3.58m)**

**Kitchen 11' 7" x 8' 7" (3.53m x 2.61m)**

**Bedroom 3 11' 7" x 6' 9" (3.53m x 2.06m)**

**Bedroom 2 11' 5" x 9' 4" (3.48m x 2.84m)**

**Bedroom 1 11' 7" x 11' 5" (3.53m x 3.48m)**

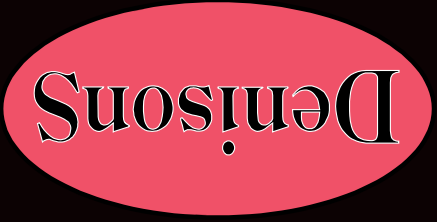
**Shower Room 6' 9" x 5' 7" (2.06m x 1.70m)**

**Garage 27' 2" x 9' 0" (8.27m x 2.74m)**

**Garden**

**Parking**





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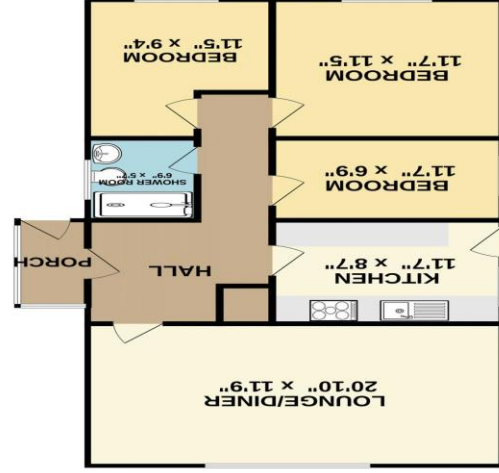
Mayfair

Christchurch

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1073 sq.ft. approx.  
 What every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.  
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GROUND FLOOR  
1073 sq.ft. approx.

